

KEYSTONE  
SPECTRA



**SMART HOMES THE LIFESTYLE OF  
THE FUTURE IS ALREADY HERE.**

Over 500+ happy families stand testimony to our commitment.



**25**  
— YEARS OF —  
KEYSTONE

YEARS OF  
YOUR TRUST



We as a builder don't intend to just make promises, but do take our utmost care and concern to deliver them with graceful appeal and uncompromising quality.

With over 25 years of experience in building and promoting quality properties, our expedition has a clear vision and that is to provide one of mankind's basic needs "SHELTER". Shelter that would not only overwhelm you with joy but also satisfy you with peace of mind





**SPECTRA  
IS DESIGNED  
WITH NATURAL  
LIGHTING &  
VENTILATION FOR  
COMFORTABLE  
LIVING**



'Spectra' is strategically located close to the Airport, Upcoming Metro Corridor, IT Corridor, Hospitals & Others Commercial Establishments.

Why?

SPECTRA



This property is spreaded over an area of 22058 sft.



Aesthetically & Functionally designed apartments with 50% open space.



100% Vastu complaint.



North & East Facing homes.



## Perfect Ventilation

Fresh air is the soul of life. And so is natural ventilation the most crucial aspect of our designs. Natural ventilation is an important aspect of our designs. The windows and doors are placed in a way that ensures cross ventilation and constant airflow throughout the day in all parts of the home.



## Lively Light

A naturally lit home would keep not just its residents healthy, but also the planet. When your home is generously washed in friendly sunlight. You never have to switch on the lights during the day. All the openings inside the home are placed thoughtfully to ensure that all parts of the house are naturally well-lit.



## Utmost Privacy

The access to individual homes is designed to maintain privacy and render each unit a degree of solitude. The design ensures a fine balance between community life and personal space.



## Smart Space

The internal spaces are coherent, thoughtful and elegant. Simple in the plan, they are designed to maximize the efficiency of space and not waste a single square inch. So much so that every bit of space inside the home can be put to good use for multiple functions.





Bedroom



Living



Kitchen



Dining





GYM



Kids Area





Corridor



Lobby

Artist's Impression

## Specifications



### Structure

RCC framed structure ( Stilt + 5 Floors )  
with brick work



### Wall Finish

**Internal** - 2 coats of Putty, 1 coat of primer and 2 coats of interior emulsion  
**External** - 2 coats of Exterior emulsion paint over 1 coat of primer



### Joineries

**Main door** - Teak wood frame with door  
**Other doors** - Country wood frames & flush doors with laminate



### Windows

UPVC windows with grills



### Flooring

Vitrified tiles for all rooms



### Kitchen

Vitrified tile flooring  
2' high-glazed tile dado  
Granite countertop  
Stainless steel sink



### Toilet

Ceramic tile flooring  
Glazed tile dado till roof height  
**Sanitary wares** - parryware / Hindware or equivalent  
**CP fittings** - Jaquar or equivalent  
Geyser points will be provided in all toilets



### Electrical

**Wiring** - Finolex/ polycab or equivalent  
**Switches** - Honeywell/Crab tree or equivalent  
**MCB** - Distribution board with 3-phase



### Air Conditioner

A/C provision will be provided in all bedrooms

## Project Details

### LOCATION:

S.No. 313/8, T.S. No. 25/9, Ward.H, Pillayar Kovil St,  
Keelkattalai, Chennai 600117. Tamil Nadu, India.

### No. of Floors

Stilt +5 floors

### Land Extent

Total Land extent - 22,058 sft

### Apartments - 41 units

3 BHK -31 units- 1481 sft -1608 sft

2 BHK -10 units - 1069 sft -1159 sft

## Amenities



Gym



Multipurpose  
Hall



Children's  
Play area



Landscape  
garden



CCTV  
Surveillance



Power  
Backup



6 Passengers  
Lift in each block



Entrance  
Lobby



Solar  
Panels

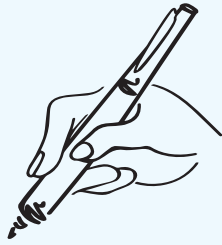


Spacious Covered  
Car Parking



Rain water  
Harvesting





## Architect's Note

'Spectra' is designed with elegance and sophistication. Located in a quiet and breezy area amidst the hustle and bustle of the city. This beautiful area is surrounded by nature and offers a respite from the stressful city life while maintaining close connectivity to reputed schools, colleges, hospitals and restaurants in the area.

The enhanced verticality of the building will draw one's eye all the way up to the roof parasol at terrace level. All of which create a varying skyline. A 200-foot wide road near Spectra is a special feature connecting all parts of the city. The cool breeze of nature's gifted backyard lake is always refreshing. perfect place to enjoy the evenings.

'Spectra' was designed to go beyond what a house can do. So that you too can live a little more, everyday.

## Awards

We are honoured as "Prominent & Innovative Architect"

by the Architecture and Interior Design Awards in 2022.





SPECTRA



KEYSTONE  
SPECTRA





BLOCK A

BLOCK B

200 FT

HIGHWAY ROAD

PALLAVARAM - THORAIPAKKAM



200 FT

HIGHWAY ROAD

PALLAVARAM - THORAIPAKKAM

S.Toilet  
8'3" X 4'6"

S.Toilet  
8'3" X 4'10"

BLOCK A

BLOCK B

DRIVEWAY

DRIVEWAY

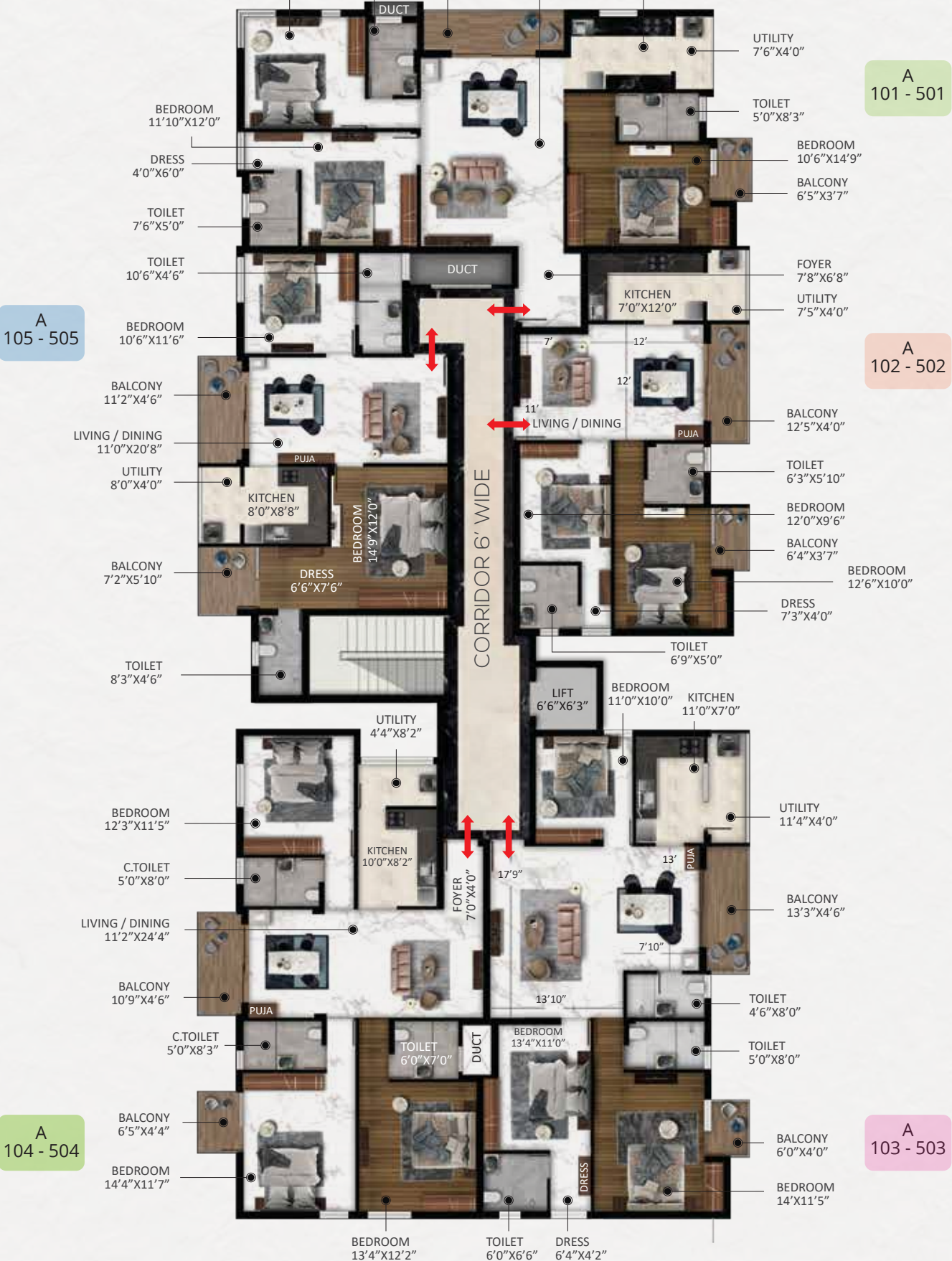
DRIVEWAY

DRIVEWAY

USE HOOKS FOR VANS



# BLOCK A - Typical Floor Plan (1<sup>st</sup> to 5<sup>th</sup> Floor)



BLOCK B - Typical Floor Plan  
(1<sup>st</sup> to 4<sup>th</sup> Floor)

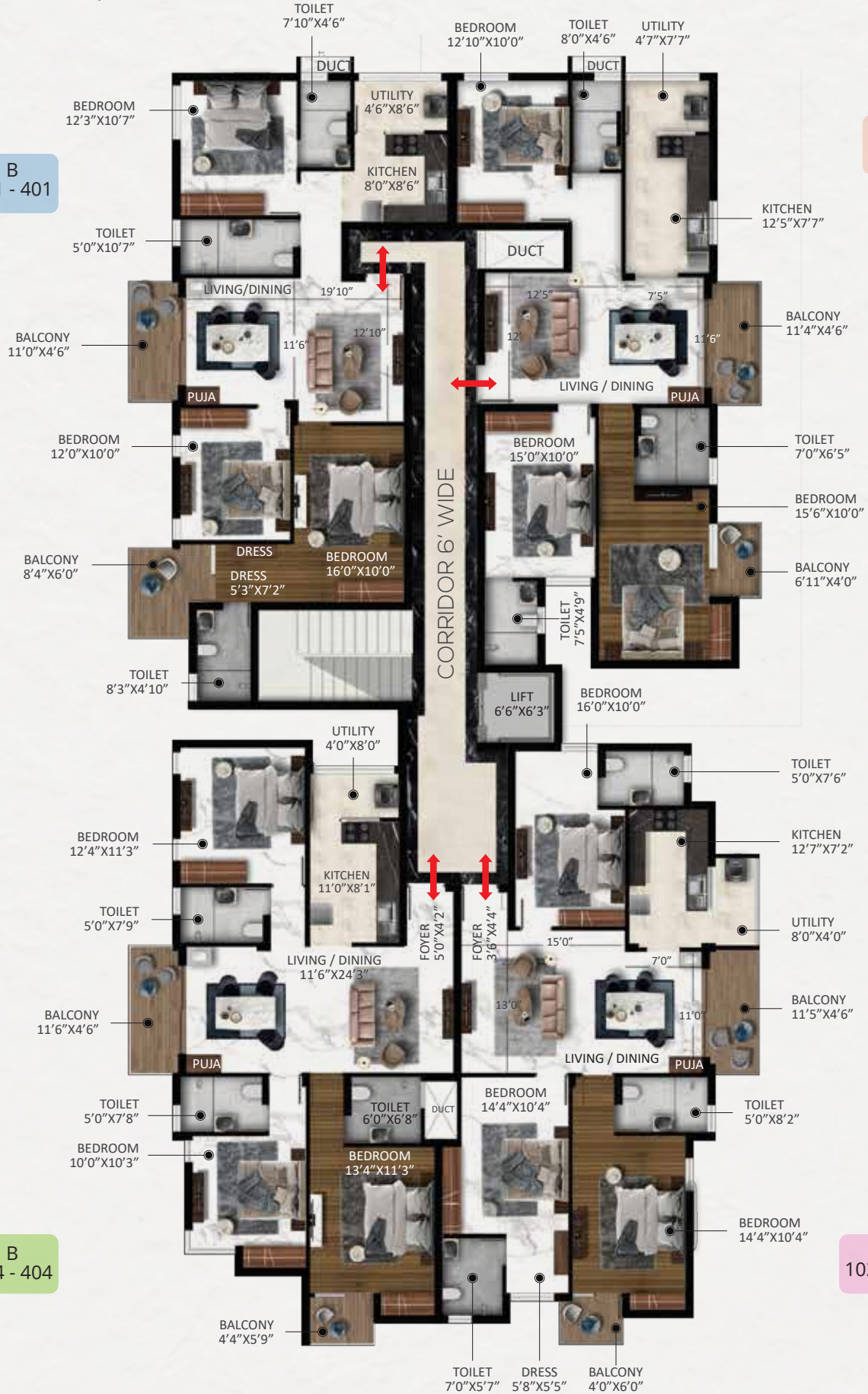


B  
101 - 401

B  
102 - 402

B  
104 - 404

B  
103 - 403





**BLOCK A** A101 - A501  
 (3 BHK) 1608 sft.  
 UDS - 603 sft.



**BLOCK A** A102 - A502  
 (2 BHK) 1069sft.  
 UDS - 401 sft.



**BLOCK A** A103 - A503  
 (3 BHK) 1549 sft.  
 UDS - 581 sft.



**BLOCK A** A104 - A504  
 (3 BHK) 1565 sft.  
 UDS - 587 sft.





**BLOCK A** A105 - A505  
 (2 BHK) 1159 sft.  
 UDS - 435 sft.



**BLOCK B** B101 - B401  
 (3 BHK) 1481 sft.  
 UDS - 555.75 sft.



**BLOCK B** B102 - B 402  
 (3 BHK) 1497 sft.  
 UDS - 562 sft.



**BLOCK B** B103 - B403  
 (3 BHK) 1529 sft.  
 UDS - 573 sft.

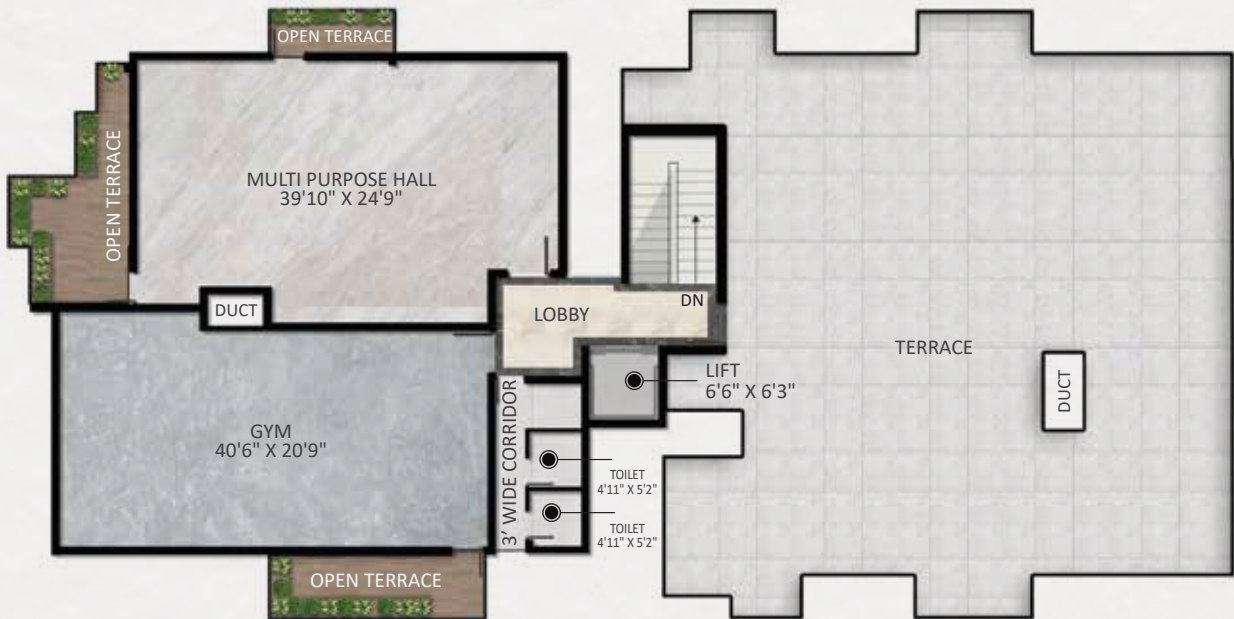




**BLOCK B** B104 - B404  
 (3 BHK) 1505 sft.  
 UDS - 565 sft.



**BLOCK B - FIFTH FLOOR PLAN**  
 (GYM & MULTIPURPOSE HALL)





## LOCATION ADVANTAGES

### Schools

- A • Arul Jothy Public School - 1.8 km
- B • Dhaya Jothy Matriculation School - 1.7 km
- C • Greenvalley Kriyaalaya International School - 3.8 km
- F • Pole Star Matriculation School - 1.5 km
- G • Srujana International School - 1.7 km
- H • Government Higher Secondary School Kovilambakkam - 1.9 km
- I • Maharishi Vidya Mandir Kovilambakkam - 1.5 km
- J • Vels Global School Keelkattalai - 850 m
- J2 • D.A.V. School Pallikarnai - 3.2 km

### Colleges

- K • Kapi College Of Education - 3.7 km
- L • Vels Institute Of Science Technology - 3.0 km
- M • Tagore College Of Arts And Science - 6.0 km
- N • The Quaide Milleth College For Men - 4.0 km
- O • Sivet College - 6.0 km
- P • New Prince Shri Bhavani Arts And Science College - 4.5 km

### Academy

- D • Aura Badminton Court - 1 km
- D2 • MCC Sports Academy - 1.5 km
- E • Waves Swim Academy - 1 km
- E2 • Zeal Wings Academy Institute For Air Hostess 3.5 km

### Hospitals

- Kauvery hospital - 1.1 km
- Dr. Kamakshi Memorial Hospital - 2.9 km
- Avinash Hospitals - 1.0 km
- PCMC Hospital - 4.0 km
- Srinivasan Rajalakshmi Memorial Hospital - 3.5 km

### Travel

- Eachangadu Junction - 400 m
- Metro Corridor - 400 m
- Kilkattalai - 1.3 km
- Perumal Nagar - 850 m
- Chrompet Railway station - 5.4 km
- Pallavaram Railway station - 5.2 km
- Velachery Railway station - 5.2 km
- Chennai Airport - 8.4 km

### Nearby Locations

- Chrompet - 4 km
- Pallavaram - 5 km
- Kovilambakkam - 1.2 km
- Velachery - 7 km
- Neelangarai Beach - 9.5 km





[www.rera.tn.gov.in](http://www.rera.tn.gov.in) ( above rera no. )

RERA No. : TN/29/Building/0368/2023  
CMDA PP No. : OL-PP/NHRB/0083/2023

PROJECT APPROVED



**Office Address**

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✉ : [info@keystonepromoters.com](mailto:info@keystonepromoters.com)  
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**Site Address**

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Ward.H, Pillayar Kovil Street,  
Keelkattalai, Chennai 600117.

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**Site Location**

